

**Project hearing brief**

S.No.	Particulars	Details	
1.	Name of the project	DLF SUMMIT PLAZA	
2.	Name of the promotor	M/s DLF Limited and M/s DLF Utilities Limited	
3.	Nature of the project	Commercial	
4.	Location of the project	Sector- 54, Gurugram	
5.	Legal capacity to act as a promoter	Not Clarified	
6.	Name of the license holder	M/s DLF Utilities Ltd. and Others	
7.	Name of Collaborator	N/A	
8.	Status of project	New	
9.	No of units	311	
10.	No of storey	G+7	
11.	Whether registration applied for whole	Whole Project	
12.	Online application ID	RERA-GRG-PROJ-888-2021	
13.	License no.	115 of 1995 dated 29.12.1995	valid upto 28.12.2024
		116 of 1995 dated 29.12.1995	valid upto 28.12.2024
		54 of 1996 dated 30.04.1996	valid upto 29.04.2024
		55 of 1996 dated 30.04.1996	valid upto 29.04.2024
		56 of 1996 dated 30.04.1996	valid upto 29.04.2024
14.	Total licensed area	Not clarified	Area to be registered 2.65 Acres
15.	Statutory approvals either applied for or obtained prior to registration		
S.No	Particulars	Date of approval	Validity upto
i)	License Approval	115 of 1995 dated 29.12.1995	valid upto 28.12.2024
		116 of 1995 dated 29.12.1995	valid upto 28.12.2024
		54 of 1996 dated 30.04.1996	valid upto 29.04.2024
		55 of 1996 dated 30.04.1996	valid upto 29.04.2024
		56 of 1996 dated 30.04.1996	valid upto 29.04.2024
ii)	Zoning Plan Approval	ZP-1188-Asstt(RK)-2020/18132 dated 14.10.2020	
iii)	Building Approval plan	ZP-1188/AD(RA)/2021/15674 dated 02.07.2021	01.07.2026
iv)	Environmental Clearance	SEIAA (126)/HR/2021/48 dated 11.01.2021	10.01.2028
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2020/125/516-519 dated 13.04.2020	11.04.2028
vi)	Fire scheme approval	Not Provided	
vii)	Service plan and estimate approval	N/A	

16.	File Status	Date
	Project received on	20.07.2021
	First notice sent on	04.08.2021
	First hearing on	10.08.2021(adjourned)
	Second hearing on	12.08.2021 (adjourned)
	Third hearing on	17.08.2021
17.	Status of documents	<ol style="list-style-type: none"> <li>1. Legal capacity of M/s DLF Limited (applicant promoter) needs to be clarified. Status: The promoter submitted that DTCP has acknowledged relation between DUL and DLF Limited wherein DLF Limited is the developer of the colony and DUL is a wholly owned subsidiary of DLF Limited, 100% ownership with DLF. Approvals for building plans &amp; enhanced FAR under TOD Policy has been issued for DLF Limited to develop the commercial land parcel. DUL is in advance stage of merger with DLF Limited.</li> <li>2. Total licensed area of the project not clarified. Further, the area of licenses mentioned in the application does not match with the area applied for registration. Status: The details of license falling in 2.65 acres are submitted.</li> <li>3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) form. Status: Not submitted.</li> <li>4. DPI not filled up properly needs to be corrected. Status: Submitted, but needs to be revised.</li> <li>5. Approvals/ NOC's from various agencies for connecting external services like water supply, sewerage disposal, storm water drainage needs to be submitted. <b>Status: Sewage shall be treated in common STP of DLF-5, Gurugram. Assurance for Water supply and storm water submitted.</b></li> <li>6. Fire scheme approval needs to be submitted. Status: Not submitted.</li> <li>7. Layout plan superimposed on the demarcation plan showing the khasra numbers needs to be submitted. <b>Status: Submitted.</b></li> <li>8. Pert Chart needs to be revised. Status: Submitted, needs to be revised.</li> <li>9. Draft Allotment letter is not as per prescribed format needs to be submitted. <b>Status: Submitted.</b></li> <li>10. Draft Builder Buyer Agreement is not as per prescribed format needs to be submitted. Status: Not submitted.</li> <li>11. Brochure of the project needs to be submitted.</li> </ol>

		<p>Status: Not submitted.</p> <p>12. Cost of land needs to be clarified according to the area of registration i.e 2.65 acre.</p> <p><b>Status: Submitted.</b></p> <p>13. An undertaking from the promoter regarding EDC to ensure that the 10% of total receipts in project RERA account should be transferred in state treasury account until it is fully paid.</p> <p><b>Status: Submitted.</b></p> <p>14. Aadhar of Rajiv krishan Luthra needs to be provided.</p> <p><b>Status: Submitted.</b></p>
18.	Deficit documents	<p>1. Legal capacity of M/s DLF Limited (applicant promoter) needs to be clarified.</p> <p>Status: The promoter submitted that DTCP has acknowledged relation between DUL and DLF Limited wherein DLF Limited is the developer of the colony and DUL is a wholly owned subsidiary of DLF Limited, 100% ownership with DLF. Approvals for building plans &amp; enhanced FAR under TOD Policy has been issued for DLF Limited to develop the commercial land parcel. DUL is in advance stage of merger with DLF Limited.</p> <p>2. Total licensed area of the project not clarified. Further, the area of licenses mentioned in the application does not match with the area applied for registration.</p> <p>Status: The details of license falling in 2.65 acres are submitted.</p> <p>3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) form.</p> <p>4. DPI not filled up properly needs to be corrected.</p> <p>5. Fire scheme approval needs to be submitted.</p> <p>6. Pert Chart needs to be revised.</p> <p>7. Draft Builder Buyer Agreement is not as per prescribed format needs to be submitted.</p> <p>8. Brochure of the project needs to be submitted.</p>
<b>Day and Date of hearing</b>		Tuesday and 17.08.2021
<b>Proceeding recorded by</b>		Ashish Kush

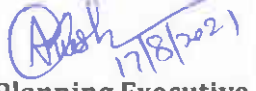
**Case History:-**

The promoter M/s DLF Limited and M/s DLF Utilities Limited applied for the registration of commercial project namely "DLF Summit Plaza" located at Sector-54, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 20987 dated 20.07.2021 and RPIN-354. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-888-2021. The project area for registration is 2.65 acres (a commercial site) in a residential plotted colony. The residential plotted colony having total area 66.25 acres obtained part completion certificate dated 09.11.2010. The applied area for registration is part of the residential plotted colony. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/354 dated 04.08.2021 was issued to the promoter with an opportunity of

being heard on 10.08.2021. The promoter submitted a reply on 06.08.2021 in the Authority and after the scrutiny of the reply some of the deficiencies were pending which are mentioned below:

1. Legal capacity of M/s DLF Limited (applicant promoter) needs to be clarified.  
Status: The promoter submitted that DTCP has acknowledged relation between DUL and DLF Limited wherein DLF Limited is the developer of the colony and DUL is a wholly owned subsidiary of DLF Limited, 100% ownership with DLF. Approvals for building plans & enhanced FAR under TOD Policy has been issued for DLF Limited to develop the commercial land parcel. DUL is in advance stage of merger with DLF Limited.
2. Total licensed area of the project not clarified. Further, the area of licenses mentioned in the application does not match with the area applied for registration.  
Status: The details of license falling in 2.65 acres are submitted.
3. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) form.
4. DPI not filled up properly needs to be corrected.
5. Fire scheme approval needs to be submitted.
6. Pert Chart needs to be revised.
7. Draft Builder Buyer Agreement is not as per prescribed format needs to be submitted.
8. Brochure of the project needs to be submitted.

On 10.08.2021, the matter was adjourned for 12.08.2021. On 12.08.2021, the matter was adjourned for 17.08.2021

  
**Planning Executive**

**REPRESENTED THROUGH**

Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anish Dham	AVP		
2.	Sh. Siddharth Gandhi	(GM- Product Strategy)		

**PROCEEDINGS OF THE DAY**

Sh. Ashish Kush briefed the facts of the case.

Sh. Anish Dham (AVP) and Sh. Siddharth Gandhi (GM- Product Strategy)

The Authority directed the promoter to submit the deficit documents and filed the online DPI. The matter to came up on 21.09.2021.

  
**Samir Kumar**  
**(Member)**

  
**Vijay Kumar Goyal**  
**(Member)**

**Dr. K.K. Khandelwal**  
**(Chairman)**